

Red Deer TDU Presentation

August 13, 2008



Based on discussions with
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Feb 26, 2007

Larimer County, Colorado



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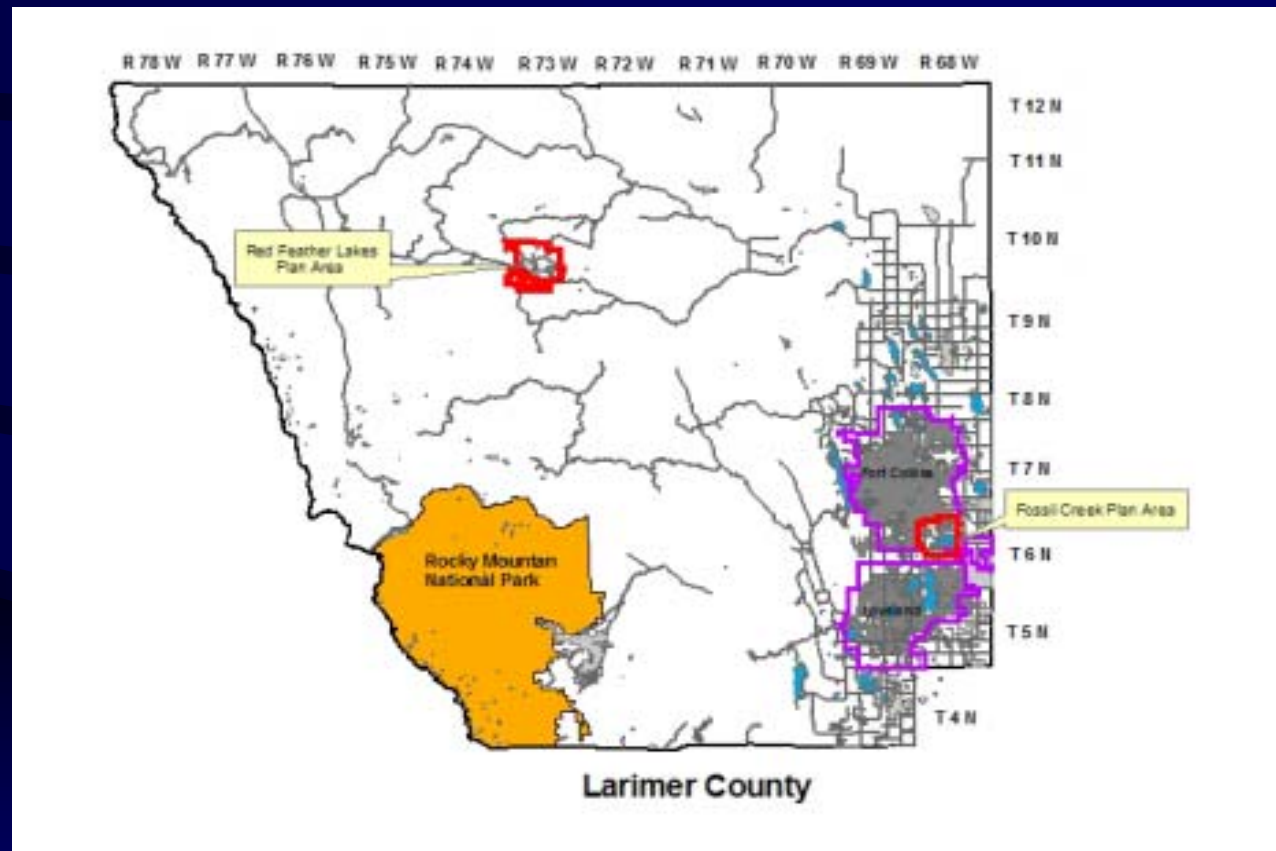
- Front Range – 40-50 miles north of Denver
- Population: 274716
- 2634 square miles
- Fort Collins-130000
- Loveland-60194

Growth rate since 2000-
9%

Larimer County

Two
TDU
Programs

- Red
Feather
Lake



TDU is only ONE of many Tools

- Created Land Use Frame Work in 1997
- Intergovernmental Agreements in 1980s
- Created wetlands wildlife regulations 2000
- Rural Land Use Center 1999
- Conservation Developments required 2000
- Open Lands Program-86 million tax revenues
- TDU Program-A committee looked County wide



**Fossil Creek Reservoir
TDU Area was selected
as having all the
right ingredients for
success.**

The Larimer County Transferable Density Unit (TDU) program was created by the County in October, 1998. It is administered by the Larimer County Planning Department and closely coordinated with the Larimer County Open Lands Department and Fort Collins. For detailed information visit the Larimer County web site at www.larimer.org

Fundamentals

- TDU system is a tool, not a desired outcome
- Start with the “desired outcome”, then decide on how best to achieve it
- TDU programs can be complex to set up and administer
- Keep the program as simple as possible because it is a new concept to the public, a property owners and potential users

Initial issues to deal with in the Sending Area

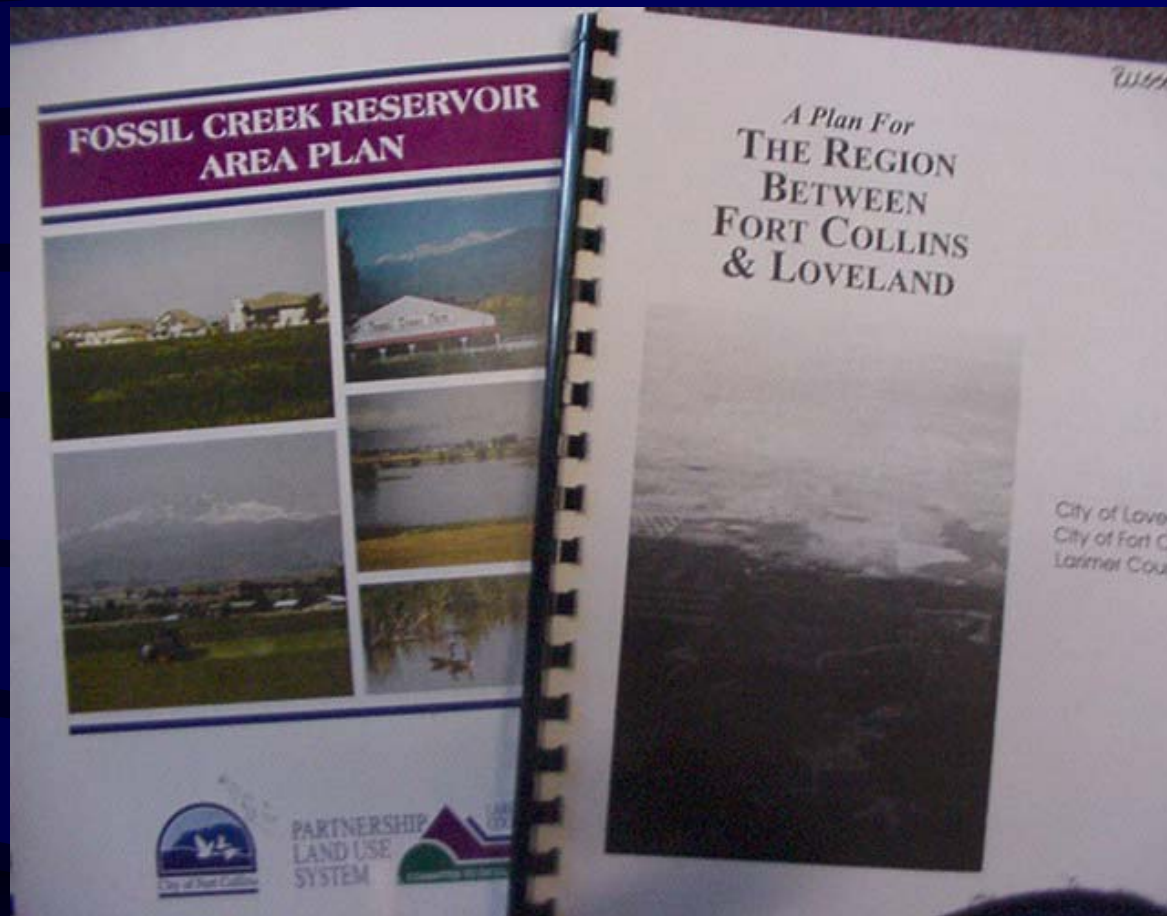
- Observable, worthwhile results?
- Meets the desired outcomes?
- Remaining development potential?
- Close enough to receiving area?
- Enough TDUs available to meet demand in Receiving Area? (and avoid “tight market” for TDUs)

Initial issues to deal with in the Sending Area

- Observable, worthwhile results?
- Meets the desired outcomes?
- Remaining development potential?
- Close enough to receiving area?
- enough interest in selling TDUs?
- Enough TDUs available to meet demand in Receiving Area? (and avoid “tight market” for TDUs)

Initial issues to deal with in the Receiving Area

- Meets the desired outcomes?
- Increased density acceptable to vicinity?
- Increased density fits adopted master plan?
 - Increased density in Receiving Area should fit approved Area Plan (via public process—public/County acceptance)
 - Re-zoning will be needed in receiving area
- Solid market demand for this increased density?
- Increased service demands/infrastructure needs can be met?
- “market match” between selling price of TDUs in sending area and buying price of TDUs in the receiving area?



The TDU Program was based on land use framework plans - The joint Larimer County-City of Fort Collins Fossil Creek Reservoir Area Plan and a Plan for the Region between Fort Collins & Loveland.



The sending area is located in unincorporated Larimer County between the cities of Fort Collins and Loveland and is designed to help provide a community separator.

The receiving area is located immediately adjacent to the Fort Collins city limits. The Fossil Creek Plan prepared and adopted by the City and County identifies where 4-8 units per acre are appropriate but the County zoning permits 1 unit per 2.29 acres

Larimer County TDU Program



Another outcome of the TDU program is that there will be a quarter mile natural resource buffer on the north side of Fossil Creek Reservoir.



The transfers of TDUs from the sending area to the receiving area have resulted in the protection from development of over 500 acres of land between Fort Collins & Loveland valued at 6 million dollars.



The TDU program has resulted in a deeded conservation easement restricting development in TDU areas between the communities; however, the TDU program in Larimer County is a density reduction program not an open lands acquisition program so we like to leave at least one unit on the private sending parcel to keep it economically productive.



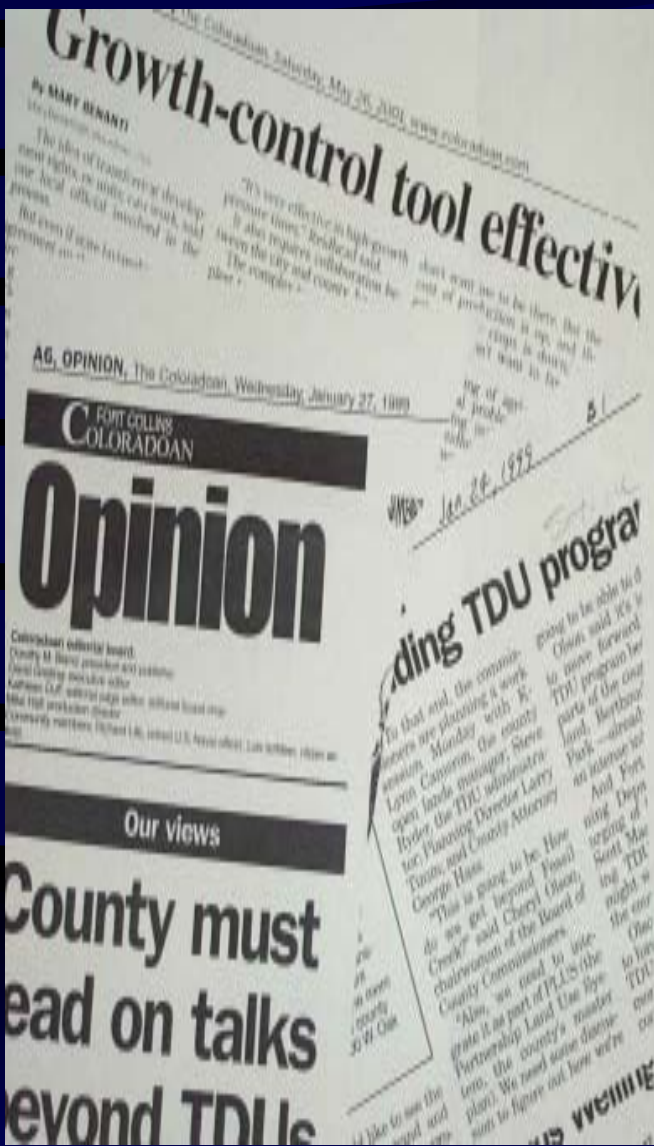
The County Planning Department reviews and processes development proposals in the receiving area. By Intergovernmental Agreement with the City of Fort Collins the City annexes the receiving parcel the next day after the County records the plat.

A TDU Certificate

- *Fossil Creek Reservoir Area*
- *Transferable Density Units Certificate*
- *(Receiving Area)*
- **NO. 2008-02**
- In Larimer County, Colorado, August 8, 2008
- This certificate acknowledges that the property described below has been allocated 35 ‘basic allowable’ transferable density units (TDUs). No additional TDUs have been allocated to the parcel. The property the TDUs are attached is described as (legal Description)
- Lot 1, Feldman MRD 97-EX1094
- **Parcel number: 86082-05-701**
- Lot 2, Feldman MRD 97-EX1094
- **Parcel number: 86082-05-702**
- **Address: 2309 -2311 Kechter Road, Fort Collins, Colorado 80526 (the “Receiving Parcel”)**
- **Current landowner: 2309 Kechter, LLC**
- These TDUs / dwelling units may only be attached to a parcel or parcels in the receiving area of the Fossil Creek Reservoir Transfer of Density Units Overlay Zone. If, once the designated receiving parcel has an approved development plan, the receiving parcel owner has TDUs remaining, they may be further transferred to another receiving parcel(s). The County (TDU Administrator) must be notified of any change of ownership of TDUs.
- This TDU Certificate is subject to the terms and conditions established by resolution and housed in the Larimer County Land Use Code, section 4.2.3.
- Issued by: _____
- Date: _____
- TDU Program Administrator
- Larimer County Planning Division

Significant City/County cooperation supports Fossil Creek TDU program:

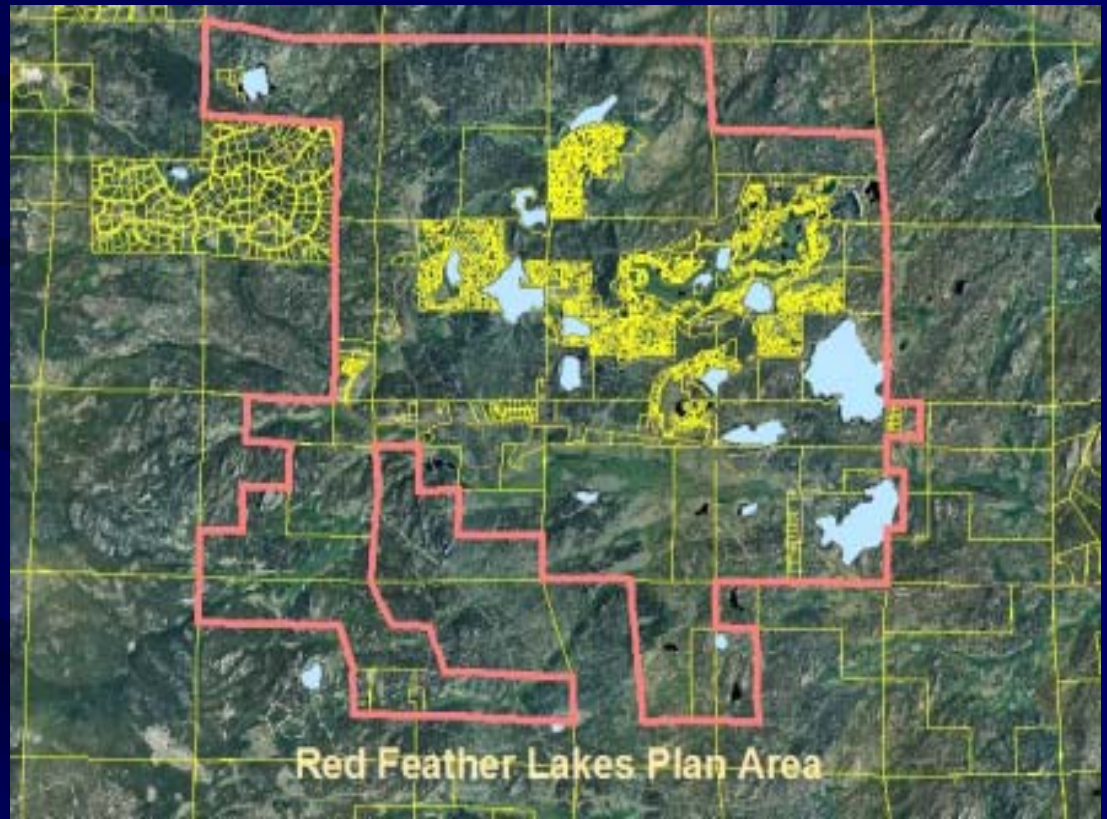
- Fort Collins maintains all the urban infrastructure in the receiving area prior to annexation
- City/County agreed upon standards.
- City inspects the construction of the new development infrastructure in the County
- Larimer County requires the developer to file for annexation several months before the plat is to be recorded, or if not eligible, to sign a power of attorney on behalf of the City Clerk to commence annexation when eligible.
- The property is annexed as soon as possible after the TDU's are transferred to the receiving area.



The program continues to enjoy the support of the public, the jurisdictions, and developers, who have found a way to create value out of the lowered development potential in the sending area.. Before the receiving area is fully developed, another 100 to 200 acres will be protected in the sending area. Larimer County continues to work to develop additional TDU programs on a intra county level.

Red Feather Lakes TDU area

- Red Feather is a mountain community settled in 1870s. And developed as a resort in 1924. It is 11 square miles



Outcomes in Red Feather

- Protect the lakes and rock formations
- Provide increased density potential to solve existing infrastructure issues with water and sewer.
- Maintain the small mountain village atmosphere
- Provide incentives to decrease the number of small 1924 era platted lots

Red Feather TDU is a different program

- No sending or receiving area designated
- Sending and receiving reviewed at hearing
- No bonus-a simple 1 unit per ten acres or
- 1 unit per existing platted lot



Tips we have learned about establishing TDU programs

- A program can't be copied
- It must be designed to fit the local expectations
- It must be designed in cooperation with land owners, developers, realtors, bankers and the public. In a very transparent manner
- It takes leadership and courage

So jump in / have fun/and Lead



COURAGE

Do one brave thing today... then run like h---!!